

CITY OF TORONTO

Bill 1265

BY-LAW -2026

To amend Chapter 442, Fees and Charges, Administration of, to delegate authority to the Executive Director, Corporate Real Estate Management to waive in full or in part fees and charges for Old City Hall established in Appendix C-Schedule 11, Corporate Real Estate Management of Chapter 441, Fees and Charges, and to amend Chapter 213, Real Property to revise the definitions of Director, Real Estate Services and Manager, Real Estate Services.

WHEREAS subsection 8(1) of the *City of Toronto Act, 2006* provides the City with broad authority to provide any service or thing the City considers necessary or desirable for the public; and

WHEREAS, Old City Hall is one of Toronto's most recognizable heritage buildings and the public is interested in using Old City Hall for various purposes; and

WHEREAS section 259 of the *City of Toronto Act, 2006* provides that the City may pass by-laws imposing fees and charges on persons for services or activities provided or done by or on behalf of it and for the use of its property including property under its control; and

WHEREAS Corporate Real Estate Management is permitted to charge fees for the use of Old City Hall established in Appendix C-Schedule 11, Corporate Real Estate Management of Chapter 441, Fees and Charges and requires the ability to waive the fees in whole or in part to respond to changing market conditions and to increase the utilization of Old City Hall; and

WHEREAS it is necessary to amend Chapter 442, Fees and Charges, Administration of, to delegate authority to the Executive Director, Corporate Real Estate Management to waive fees in whole or in part for Old City Hall; and

WHEREAS Corporate Real Estate Management is delegated certain authority to implement real property transactions pursuant to Chapter 213, Real Property and, as a result of the reorganization of certain staff positions within the division, amendments are required to the definitions of two positions referenced in Chapter 213.

The Council of the City of Toronto enacts:

1. Chapter 442, Fees and Charges, Administration of, of the City of Toronto Municipal Code, is amended as follows:
 - A. By adding the following definitions alphabetically in the appropriate place to section § 442-1 Definitions:

ACTIVE DAY – A Rental Day where rental activities take place during any Rental Period of the Rental Day.

APPLICABLE LAW - All applicable legal obligations, including, without limitation, requirements, laws, statutes, codes, acts, ordinances, orders, decrees, injunctions, City of Toronto by-laws, rules, regulations, policies, official plans, permits, licences, regulatory approvals, authorizations, directions, and agreements with all authorities that now or at any later time may be applicable.

CHARITY - A registered charity, as defined in subsection 248(1) of the federal *Income Tax Act*, which has a registration number issued by the Canada Revenue Agency.

CITY AGENCY - An agency established by City Council under the authority of the *City of Toronto Act, 2006* or other legislation.

CITY CORPORATION - A corporation that is wholly owned by the City of Toronto that is established by City Council under the *Business Corporations Act* under the authority of the *City of Toronto Act, 2006* or other legislation.

CITY DIVISION - A division of the City established under the authority of City Council.

COMMUNITY ORGANIZATION - A not-for-profit group of persons organized for the advancement of activities of a civic, cultural, educational, historical, social or recreational nature that is currently active in the City of Toronto and has been for a minimum of one (1) year.

LOAD IN DAY - A Rental Day(s) prior to an Active Day where the activities taking place at the Rented Space relates to the setup of the rental, which includes delivery and set up of equipment, supplies, displays, furniture, or other materials necessary to complete the rental setup.

LOAD OUT DAY - A Rental Day(s) following an Active Day where the activities taking place at the Rented Space relates to the dismantling and removal of all equipment, supplies, displays, furniture or other materials necessary to restore the Rented Space to its original condition.

NOT-FOR-PROFIT CORPORATION - a not-for-profit corporation incorporated under the laws of Ontario or Canada.

RENTAL DAY - A calendar day commencing at 12:00a.m. and ending at 11:59p.m. consisting of three (3) consecutive Rental Periods.

RENTAL PERIOD - Consecutive eight (8) hour period to which fees in Appendix C-Schedule 11, Corporate Real Estate Management of Chapter 441, Fees and Charges apply.

RENTED SPACE - The part(s) of Old City Hall which has been approved by the

City to be rented.

B. By adding the following as section §442-16:

§ 442-16 Old City Hall Fee Waivers.

I. The fees and charges set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, for Old City Hall may be waived in full or in part by the Executive Director, Corporate Real Estate Management, or their delegate, as follows:

(1) General Fee Waiver.

Unless a fee waiver under § 442-16(A)(2) or § 442-16(A)(3) applies, the following fee waivers shall apply:

- (a) a waiver of 50% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to the first Rental Period in a Rental Day that is an Active Day;
- (b) a waiver of 75% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to the first Rental Period in a Rental Day that is a Load In Day or Load Out Day; and
- (c) a waiver of 100% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to the second and third Rental Periods in a Rental Day that is an Active Day, Load In Day or Load Out Day.

(2) Charity, Not-For-Profit Organization or Community Organization Fee Waiver.

The following fee waivers shall apply to a Charity, Not-For-Profit Organization or Community Organization:

- (a) a waiver of 75% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to the first Rental Period in a Rental Day that is an Active Day, Load In Day or Load Out Day; and
- (b) a waiver of 100% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to the second and third Rental Periods in a Rental Day that is an Active Day, Load

In Day or Load Out Day.

(3) City Division, City Agency or City Corporation Fee Waiver.

The following fee waiver shall apply to a City Division, City Agency or City Corporation:

- (a) Unless a fee waiver under § 442-16(A)(3)(b) applies, a waiver of 75% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to all Rental Periods in a Rental Day that is an Active Day, Load In Day or Load Out Day.
- (b) a waiver of 100% of the venue rental fees for the Rented Space set out in Appendix C, Schedule 11 of Chapter 441, Fees and Charges, shall apply to all Rental Periods in a Rental Day that is an Active Day, Load In Day or Load Out Day where the rental is open to public attendance.

II. A fee waiver set out in § 442-16(A) is subject to the following:

- (1) The Executive Director, Corporate Real Estate Management may, for the purpose of administering a fee waiver under § 442-16(A)(2), request information or supporting documents to confirm Charity, Not-For-Profit Corporation or Community Organization status.

2. Chapter 213, Real Property, of the City of Toronto Municipal Code, is amended as follows:

- A. By deleting the definitions of “Director, Real Estate Services” and “Manager, Real Estate Services” in section §213-2.1 Definitions and replacing them with the following definitions:

DIRECTOR, REAL ESTATE SERVICES – Each Director in the Corporate Real Estate Management Division assigned responsibility for approving and implementing real estate transactions and agreements by the Executive Director, Corporate Real Estate Management from time to time.

MANAGER, REAL ESTATE SERVICE – Each Manager in the Corporate Real Estate Management Division assigned responsibility for approving and implementing real estate transactions and agreements by the Executive Director, Corporate Real Estate Management from time to time.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
Clerk

(Seal of the City)